


ANALYSIS

An ordinance amending Title 21 – Subdivisions of the Los Angeles County Code relating to the park space obligation of a residential subdivider (Quimby Act). Specific changes include updating average household sizes for various park planning areas ("PPAs") and making minor adjustments to the boundaries of these PPAs.

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By


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CAS:vn

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ORDINANCE NO. _____

An ordinance amending Title 21 – Subdivisions of the Los Angeles County Code relating to the park space obligation of a residential subdivider (Quimby Act). Specific changes include updating average household sizes for various park planning areas ("PPAs") and making minor adjustments to the boundaries of these PPAs.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 21.24.340 is hereby amended to read as follows:

21.24.340 Residential ~~s~~Subdivisions--Local ~~p~~Park ~~s~~Space

eObligation--Formula.

A. The subdivider of a residential subdivision shall provide local park space to serve the subdivision, pay a fee in lieu of the provision of such park land in accordance with the provisions of Section 21.28.140, provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above in accordance with the requirements of this title. The extent of the local park space obligation to be satisfied by land, fees, land and amenities, or a combination of these, shall be determined by the following formula:

$$X = .003(UP)$$

Where:

X = Local park space obligation in acres.

U = Total approved number of dwelling units.

P = Column 1 for detached and attached single-family residences;
 Column 2 for ~~attached single-family (townhouse) residences,~~
~~two-family residences, and apartment houses~~multi-family housing containing fewer than
 five two to four dwelling units;
 Column 3 for ~~apartment houses~~multi-family housing containing
 five or more dwelling units; and
 Column 4 for mobile homes.

Average Household Size by Park Planning Area (Unincorporated Portion)*					
Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
1	North Claremont	3.18	2.79	1.33	1.86
		<u>3.26</u>	<u>4.16</u>	<u>1.68</u>	<u>2.35</u>
2	South Whittier/East La Mirada	3.68	4.06	2.95	2.02
			<u>3.61</u>	<u>3.20</u>	<u>3.32</u>
4	West Whittier	3.77	3.46	3.24	1.87
		<u>3.88</u>	<u>3.39</u>	<u>3.05</u>	<u>2.21</u>
5	Arcadia Islands	3.37	4.72	2.34	1.82
		<u>3.39</u>	<u>5.92</u>	<u>3.15</u>	<u>1.90</u>
6	Whittier Narrows	3.65	2.65	2.80	2.32
		<u>3.60</u>		<u>2.73</u>	<u>2.67</u>
7	Avocado Heights/West Puente Valley	4.53	4.60	2.71	3.18
		<u>4.34</u>	<u>4.26</u>	<u>3.15</u>	<u>3.69</u>

Average Household Size by Park Planning Area (Unincorporated Portion)*					
Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
9	Hacienda Heights	3.50	2.70	2.30	2.78
		<u>3.46</u>	<u>2.24</u>	<u>2.19</u>	<u>2.92</u>
10	Rowland Heights	3.63	3.25	2.77	2.33
		<u>3.62</u>	<u>2.82</u>	<u>2.80</u>	<u>2.72</u>
13	Valinda/San Jose	4.82	5.21	3.68	3.24
		<u>4.80</u>	<u>3.57</u>	<u>3.09</u>	<u>3.39</u>
14	Covina Highlands	2.91	2.10	2.57	1.63
		<u>3.13</u>	<u>2.67</u>	<u>1.26</u>	<u>2.40</u>
15	Charter Oak Islands/Glendora Heights	3.77	3.23	2.57	2.87
		<u>3.85</u>	<u>3.13</u>	<u>3.00</u>	<u>3.51</u>
17	Ladera Heights	2.69	1.83	1.57	3.13
		<u>2.54</u>	<u>1.88</u>	<u>1.70</u>	<u>1.35</u>
18A	Lennox	5.08	4.60	3.56	2.99
		<u>4.44</u>	<u>3.91</u>	<u>3.26</u>	<u>4.30</u>
18B	Del Aire/ Marina Del Rey	3.08	2.93	1.56	2.99
		<u>3.18</u>	<u>1.37</u>	<u>1.60</u>	<u>0.00</u>
19	West Athens/Westmont	3.56	3.25	3.22	3.28
		<u>3.50</u>	<u>2.67</u>	<u>2.75</u>	<u>1.38</u>

Average Household Size by Park Planning Area (Unincorporated Portion)*					
Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
20	Alondra	3.27	4.02	2.75	3.04
		<u>3.15</u>	<u>2.44</u>	<u>3.09</u>	<u>1.15</u>
21	West Carson	3.23	2.70	2.17	2.00
		<u>3.16</u>	<u>2.69</u>	<u>1.98</u>	<u>2.01</u>
22	Willowbrook/West Compton	3.99	4.48	2.99	3.43
		<u>4.06</u>	<u>3.11</u>	<u>2.83</u>	<u>2.70</u>
23	Florence/Firestone	4.54	4.57	3.99	3.71
		<u>4.61</u>	<u>3.89</u>	<u>3.63</u>	<u>3.88</u>
24	East Los Angeles	4.25	4.26	3.22	4.51
		<u>4.17</u>	<u>3.68</u>	<u>2.83</u>	<u>3.82</u>
27A	Malibu	2.67	2.03	1.81	1.47
		<u>2.75</u>	<u>1.71</u>	<u>2.13</u>	<u>1.99</u>
27B	East Malibu	2.52	1.57	1.64	3.00
		<u>2.60</u>	<u>1.71</u>	<u>1.58</u>	<u>1.55</u>
32	East Compton Islands	4.54	5.32	4.02	2.57
		<u>4.50</u>	<u>3.18</u>	<u>4.81</u>	<u>2.81</u>
33A	Westlake	3.31	1.91	2.13	1.71
		<u>2.58</u>	<u>2.15</u>	<u>2.88</u>	<u>1.96</u>

Average Household Size by Park Planning Area (Unincorporated Portion)*					
Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
33B	Agoura/Calabasas	2.91	2.39	2.17	2.50
		<u>2.99</u>	<u>2.15</u>	<u>2.88</u>	<u>2.26</u>
33C	Topanga/Franklin Canyon	2.52	3.46	0.92	1.79
		<u>2.36</u>	<u>0.86</u>	<u>1.85</u>	<u>1.57</u>
34	Oat Mountain	2.54	2.29	1.72	2.47
		<u>2.59</u>	<u>1.54</u>	<u>2.26</u>	<u>0.00</u>
35A	Valencia/Newhall	3.23	2.29	2.11	1.74
		<u>3.36</u>	<u>2.52</u>	<u>2.19</u>	<u>1.18</u>
35B	Castaic/Val Verde	3.36	2.47	2.24	2.82
		<u>3.54</u>	<u>2.37</u>	<u>2.88</u>	<u>3.02</u>
35C	Saugus	3.34	2.77	1.70	1.85
		<u>3.28</u>	<u>2.25</u>	<u>1.43</u>	<u>1.61</u>
35D	Canyon Country	3.21	3.03	2.10	3.01
		<u>3.31</u>	<u>2.46</u>	<u>2.34</u>	<u>2.75</u>
35E	Placerita Canyon	3.60	2.78	2.43	1.89
		<u>3.20</u>	<u>2.72</u>	<u>3.07</u>	<u>3.13</u>
35F	Angeles Forest	2.89	2.01	4.19	2.78
		<u>2.61</u>	<u>2.02</u>	<u>1.01</u>	<u>2.49</u>

Average Household Size by Park Planning Area (Unincorporated Portion)*					
Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
38	La Crescenta/Montrose /Universal City	2.85 <u>2.98</u>	2.38 <u>2.16</u>	2.19 <u>2.53</u>	2.40 <u>2.24</u>
40	Altadena	2.86 <u>2.91</u>	2.80 <u>1.98</u>	2.34 <u>2.35</u>	4.08 <u>2.34</u>
41	Pasadena Foothills	2.60 <u>2.56</u>	1.41 <u>3.14</u>	1.81 <u>0.89</u>	2.90 <u>0.80</u>
42	West San Gabriel Valley	2.98 <u>3.11</u>	3.23 <u>2.27</u>	2.40 <u>2.42</u>	2.35 <u>0.99</u>
43A	Lake Elizabeth	2.68 <u>2.69</u>	1.33 <u>1.16</u>	3.54 <u>1.81</u>	2.05 <u>2.67</u>
43B	Agua Dulce/Acton	3.11 <u>2.91</u>	2.02 <u>2.21</u>	2.51 <u>2.61</u>	2.40 <u>2.15</u>
43C	Lakeview	3.18 <u>3.15</u>	1.63 <u>2.21</u>	1.64 <u>1.89</u>	1.98 <u>1.77</u>
44A	Redman	3.27 <u>3.46</u>	2.98 <u>1.46</u>	2.75 <u>1.58</u>	3.28 <u>2.52</u>
44B	Littlerock/San Fernando Foothills	3.39 <u>3.60</u>	3.64 <u>2.75</u>	3.12 <u>2.28</u>	2.88 <u>2.55</u>

Average Household Size by Park Planning Area (Unincorporated Portion)*					
Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
45A	East Antelope Valley	2.72	2.49	3.20	4.81
		<u>3.28</u>	<u>3.74</u>	<u>1.59</u>	<u>2.22</u>
45B	Pearblossom	2.52	3.32	3.20	4.97
		<u>2.48</u>	<u>2.18</u>	<u>1.59</u>	<u>1.98</u>
47A	Quartz Hill	3.02	2.07	2.19	4.89
		<u>3.05</u>	<u>1.76</u>	<u>1.94</u>	<u>1.99</u>
47B	Edwards	3.00	3.17	4.34	4.79
		<u>3.04</u>	<u>2.01</u>	<u>1.84</u>	<u>1.31</u>
48	West Antelope Valley	2.94	4.54	2.65	2.15
		<u>2.79</u>	<u>2.88</u>	<u>1.06</u>	<u>2.03</u>
	<u>Countywide (2006-2010 ACS)</u>	<u>3.37</u>	<u>2.73</u>	<u>2.37</u>	<u>2.64</u>
	Countywide (2000 Census)	3.34	3.12	2.41	2.39
	Countywide (1990 Census)	3.51	3.56	2.54	1.88
	Countywide (1980 Census)	3.40	2.90	2.10	2.00

*Sources: ~~Estimated from Census 2000 SF3, Tables H32 and H33~~American Community Survey (ACS), 2006-2010 5-year Summary File (Tables B25024, B25032,

B25033); Census 2010 (Tables H3, H10); Urban Research Division~~Section, Chief~~
~~Administrative Office~~Internal Services Department.

~~PPA 14: Attached, 5+ unit figure is based on PPA 15, the closest PPA having
census data for this category.~~

~~PPA18B: Mobile home figure is based on PPA 18 as a whole.~~

~~PPA 38: Mobile home figure is based on PPA 43B, the closest PPA having
census data for this category.~~

~~PPA 45B: Attached, 5+ unit figure is based on PPA 45A, the closest PPA having
census data for this category.~~

1. As used in this Title 21, "park planning area" (PPA) means the
geographical area(s) depicted on the 2012 park planning area map of unincorporated
places and described in records retained by the Department of Parks and Recreation.

2. The average household sizes contained in subsection A of this
section shall be adjusted annually effective July 1, by the Department of Parks and
Recreation, in consultation with the County Internal Services Department as follows:
calculate the average household size by dwelling unit type in each park planning area
using the latest American Community Survey (ACS) data released by the United States
Census Bureau. The adjusted average household sizes shall apply to the residential
subdivision maps that are first advertised, on or after the respective July 1 adjustment
date, by the Department of Regional Planning for hearing before either a hearing officer
or the Regional Planning Commission.

3. PPA 33A: Multi-family housing figures are based on PPA 33B, the closest PPA having Census data for these categories.

4. PPA 43B: Multi-family housing, 2 to 4 units, figure is based on PPA 43C, the closest PPA having Census data for this category.

5. PPA 45A: Multi-family housing, 5+ units, figure is based on PPA 45B, the closest PPA having Census data for this category.

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SECTION 2. Section 21.28.140 is hereby amended to read as follows:

21.28.140 Park fFees rRequired when--Computation and uUse.

A. If all or any portion of the local park space obligation for a residential subdivision is not satisfied by the provision of local park space designated by the advisory agency pursuant to Section 21.24.350, the following park fees shall be paid as a condition precedent to final approval of the subdivision:

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2. As used in this Title 21, "park planning areas" means those geographical areas depicted on the ~~2004~~2012 park planning area map of unincorporated places and described in records ~~contained in~~retained by the ~~d~~Department of ~~p~~Parks and ~~r~~Recreation.

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